



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
OCTOBER 19, 2017
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:38 p.m. Commissioner Madrid present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Bonart
Commissioner Muñoz
Commissioner Madrid
Commissioner Uribe
Commissioner Pickett

COMMISSIONERS ABSENT:

Commissioner Brannon
Commissioner Benitez
Commissioner Livingston

AGENDA

Commissioner Muñoz read the rules into the record. Alex Hoffman, Deputy Director for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Bonart, Muñoz, Madrid, Uribe, and Pickett

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Brannon, Benitez, and Livingston

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

Larry Nichols, Director for Planning & Inspections, addressed the commission and noted this would be his last meeting with the City Plan Commission. He is leaving the City of El Paso and moving to the City of Las Cruces. He asked the commission to continue working with city staff.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

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NO ACTION WAS TAKEN.

II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

Major Combination:

1. **SUSU17-00039:** Hawkins Plaza Unit 2 – A portion of Lot 2, Block 1, Hawkins Plaza, W.A. Morehouse Survey 12, and Section 40, Block 80, Township 2, Texas & Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
- Location: South of Montana & East of Hawkins
Existing Zoning: SCZ/sd3 (SmartCode/special district 3)
Property Owner: City of El Paso
Representative: CSA Design Group, Inc.
District: 3
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov
- POSTPONED FROM JUNE 29, JULY 13, JULY 27, AUGUST 10, AUGUST 27, SEPTEMBER 7, AND SEPTEMBER 21, 2017**

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **POSTPONE SUSU17-00039 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 16, 2017.**

Motion passed.

2. **SUSU17-00050:** Crossroads Unit Three – A portion of Tracts 26-C, 27 and 28, J.M. Jett Survey No. 155, City of El Paso, El Paso County, Texas
- Location: South of Mesa & East of Doniphan
Existing Zoning: C-3 (Commercial)
Property Owner: JC & GD Investment Co.
Representative: Carlson Consulting Engineers, Inc.
District: 8
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to subdivide .9281 acres into one commercial lot. Primary access to the subdivision is proposed from Doniphan Drive. The existing building will be demolished and a new one will be constructed. This subdivision is being reviewed under the current subdivision code. The applicant is requesting to (1) Waive 10.9' of additional pavement along Doniphan Drive, (2) To waive the required 10' bike and hike improvements. The applicant proposes a 5' sidewalk in lieu of the hike and bike. Additionally, the applicant is dedicating 15' of additional right-of-way along Doniphan Drive to meet their proportionate share. Staff recommends approval of Crossroads Unit Three on a major combination basis.

Steve Kindall with Carlson Consulting Engineers, Inc., concurred with staff's comments.

Nelson Ortiz, Lead Planner, noted that if the waiver were to be denied, the applicant would need to submit subdivision improvement plans for the bike and hike. Staff requested that this item be postponed in order to allow the applicant to submit the subdivision improvement plans for the bike and hike, rather than denying the applications.

Mr. Kindall asked if the application could be approved with the condition that they will provide the bike and hike.

Karla Nieman, Assistant City Attorney, responded that the best course of action is to postpone and allow the applicant to come back in two weeks.

1ST MOTION:

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **DENY THE WAIVER AND POSTPONE THE SUBDIVISION APPLICATION FOR TWO (2) WEEKS.**

Motion passed.

Kimberly Forsyth, Program Manager, noted that there are two waiver requests for this item, one was the waiver for the hike and bike and the other was for additional pavement. Staff was recommending approval of the additional pavement because it is a TxDOT right-of-way and we cannot be placing additional pavement without TxDOT's consent. She requested that this item be re-opened for clarification to the applicant.

2ND MOTION:

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Muñoz, and unanimously carried to **RE-OPEN ITEM SUSU17-00050.**

Motion passed.

3RD MOTION:

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Pickett, and unanimously carried to **CLARIFY THAT NO RESTRICTIONS ARE BEING PLACED ON THE PAVING WAIVER.**

Motion passed.

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3. **SUSU17-00059:** San Francisco de Asis Subdivision - Tract 5B and a portion of Tract 6, S.A. & M.G. RR Company Survey No. 265, City of El Paso, El Paso County, Texas
- Location: North of Redd Rd. & East of Doniphan
- Existing Zoning: R-3 (Residential)
- Property Owner: The Roman Catholic Diocese of El Paso, Texas
- Representative: Sitework Engineering
- District: 1
- Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov
- POSTPONED FROM SEPTEMBER 7, AND SEPTEMBER 21, 2017**

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to subdivide 8.7106 acres into one lot. Primary access to the subdivision is proposed from Doniphan Drive. The existing buildings will remain. Additionally, the applicant is dedicating 10' of additional right-of-way along Doniphan Drive to meet their required proportionate share. The applicant will be improving the required 10' hike and bike along Doniphan Drive and the required 5' sidewalk along

Ethel. This subdivision is being reviewed under the current subdivision code. Staff recommends approval of San Francisco de Asis on a major combination basis.

Jorge Garcia with Sitework Engineering concurred with staff's comments.

ACTION: Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **APPROVE SUSU17-00059**.

Motion passed.

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4. **SUSU17-00073:** William H. Burges Subdivision – Tract 4D, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
 Location: South of Edgemere and East of Airway
 Existing Zoning: R-4 (Residential)
 Property Owner: El Paso Independent School District
 Representative: Brock and Bustillos Inc.
 District: 3
 Staff Contact: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov
 POSTPONED FROM OCTOBER 5, 2017

Nelson Ortiz, Lead Planner, noted that this application came before the commission two weeks ago and the item was postponed to allow EPISD staff to coordinate with city staff on revised cross sections to meet the intent of the subdivision code . Staff has met with EPISD. Staff is recommending approval of the application with the following condition: *That prior to recordation, a special privilege be approved by City Council allowing the existing rock wall encroachments into the city rights-of-way.* EPISD has agreed to submit a special privilege application.

Joaquin Rodriguez with EPISD noted that they have worked with their design teams and surveyors and came up with what they felt would work for them within budget and work for the city as well and still meet the intent of the subdivision ordinance. Their preference is to get a waiver to all improvements. He gave a power point presentation of the conceptual site plan at its very early stages.

Carlos Gallinar with EPISD reiterated what Mr. Rodriguez stated.

This is not a public item, however, a member of the public was allowed to speak.

Sharon Miles Bonart, a retired educator, noted that as an educator they have rules to follow and they teach children to abide by the rules and if they don't, then there are consequences. What the school district is asking is to be told that it's okay not to follow the rules.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE SUSU17-00073**.

Motion passed.

5. **SUSU17-00074:** Ben S. Dowell Subdivision – Tract 1-J-1, Section 38, Block 81, Township 1, Texas & Pacific Railroad Company Survey, City of El Paso, El Paso County, Texas
Location: South of Woodrow Bean and West of Dyer
Existing Zoning: R-4 (Residential)
Property Owner: El Paso Independent School District
Representative: Brock and Bustillos Inc.
District: 4
Staff Contact: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov
POSTPONED FROM OCTOBER 5, 2017

Nelson Ortiz, Lead Planner, noted that this item was also postponed two weeks ago. In this particular case, staff is recommending approval with the following conditions: (1) *That the applicant submit a TIA study pursuant to Chapter 19.18 (Traffic Impact Analysis) and pay mitigation fees, if necessary, prior to plat recordation* (2) *That an amendment to the joint use agreement for shared facilities between the City and EPISD be approved prior to plat recordation.*

Carlos Gallinar with EPISD gave a power point presentation and noted that they are in agreement with staff's recommendations.

Joaquin Rodriguez, from EPISD, noted that the presentation is more a programming document than a site plan, showing possible square footage and a very preliminary layout. They are coordinating with the Capital Improvements Department and are submitting the application to potentially get some funding to put embedded flashers along Rusher.

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner Bonart, and unanimously carried to **APPROVE SUSU17-00074.**

Motion passed.

6. **SUSU17-00075:** Karla Gonzo Medical Buildings - All of Tract 20-4-1, John Barker Survey No. 10 and all of Tract 2-A and Tract 4, E.O. Dryer Survey No. 132, City of El Paso, El Paso County, Texas
Location: North of Executive Center & West of Mesa
Existing Zoning: C-4 (Commercial)
Property Owner: Gonzo Karla LLC.
Representative: Del Rio Engineering, Inc,
District: 8
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to subdivide 1.355 acres for one commercial lot. The existing building will remain. Primary access to the subdivision is proposed from Mesa Street. This development was reviewed under the current subdivision code. The applicant is requesting to waive the required 10' hike and bike along Mesa Street. Staff recommends approval of Gonzo Karla Medical buildings on a major combination basis.

Ron Johnson with Del Rio Engineering concurred with staff's comments.

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Uribe, and unanimously carried to **APPROVE SUSU17-00075.**

Motion passed.

PUBLIC HEARING Resubdivision Combination:

7. **SUSU17-00072:** Singh Addition Second Section Replat A – All of Lot 140 Singh Addition Second Section, City of El Paso, El Paso County, Texas
- Location: North of Americas and West of Alameda
- Existing Zoning: R-4 (Residential)
- Property Owner: Christian Alderete
- Representative: CAD Consulting Company
- District: 6
- Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
- POSTPONED FROM OCTOBER 5, 2017**

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **POSTPONE SUSU17-00072 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 2, 2017.**

Motion passed.

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PUBLIC HEARING ROW Vacation:

8. **SURW17-00002:** Alberta-Raynolds Alley Vacation – All of the alley between Raynolds St. and Conception St., Block 2, Val Verde Addition, City of El Paso, El Paso County, Texas
- Location: North of Alameda and East of Raynolds
- Existing Zoning: Alley
- Property Owner: City of El Paso
- Representative: Texas Tech University Health Sciences Center at El Paso
- District: 8
- Staff Contact: Armida R. Martinez, (915) 212-1605, armidam@elpasotexas.gov

POSTPONED FROM FEBRUARY 9, FEBRUARY 23, MARCH 9, MARCH 23, APRIL 20, JUNE 15, AND SEPTEMBER 7, 2017

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **POSTPONE SURW17-00002 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 16, 2017.**

Motion passed.

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PUBLIC HEARING Detailed Site Development Plan Application:

9. **PZDS17-00042:** A portion of Lot 1, Block 5, Tierra Commercial Unit Five, City of El Paso, El Paso County, Texas
- Location: 14001 Pebble Hills
- Existing Zoning: C-4/c (Commercial/condition)
- Existing Use: Vacant
- Request: Detailed Site Development Plan Review per Ordinance No. 16386
- Proposed Use: Multi-family and Commercial Development
- Property Owner: River Oaks Properties, LTD.
- Representative: SLI Engineering
- District: 5
- Staff Contact: Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that the application is for a detailed site development plan review. The detailed site development plan proposes multi-family development on 58,770 square feet. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is proposed from Zaragoza and Rich Beem. Staff recommends approval of the detailed site development plan request.

George Halloul with SLI Engineering concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Bonart, and unanimously carried to **APPROVE PZDS17-00042**.

Motion passed.

PUBLIC HEARING Special Permit Application:

10. **PZST17-00024:** Lot 21, Block 2, Revised Map of Buena Vista Addition, City of El Paso, El Paso County, Texas
Location: 3469 Magdalena Street
Existing Zoning: R-4 (Residential)
Existing Use: Vacant
Request: Parking spaces (serving another property)
Proposed Use: Parking lot for a restaurant
Property Owner: Rosa's Restaurant, LLC
Representative: Adolpho R. Telles
District: 8
Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

Andrew Salloum, Senior Planner, gave a presentation and noted that the applicant is requesting a special permit and detailed site development plan approval to allow for a parking lot to be used by a restaurant within approximately 15 feet of the restaurant/bar location. Parking spaces serving another property is a permitted use in the R-4 (Residential) zone district with the approval of a special permit. Access to the subject property is proposed from Doniphan Drive and Hillside via the alley. Staff did receive 3 phone calls, 1 letter, and a petition with 14 signatures in opposition to the special permit request. Recently staff received another petition with seven signatures in opposition. Staff did not receive any communication in support or opposition to the rezoning request from the reviewing departments. Staff recommends approval of the special permit and detailed site development plan review with the condition that *tree wells with high-profile native trees of at least two-in (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property line adjacent to any residential zoning or use. The trees shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*

Adolfo Telles concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request.

The following members from the public commented:

- Gustavo Monroy noted that the parking lot does not fit into the character of the neighborhood. He spoke in opposition to the special permit.
- Rick Medrano also spoke in opposition to this request.

Mr. Telles presented his rebuttal.

1ST MOTION:

ACTION: Motion made by Commissioner Pickett to deny. Motion died for lack of a second.

Motion failed.

2ND MOTION:

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Madrid, and unanimously carried to **APPROVE PZST17-00024 WITH CLOSING OFF THE PEDESTRIAN ACCESS.**

AYES: Commissioner Muñoz, Madrid, and Uribe

NAYS: Commissioner Bonart, and Pickett

ABSTAIN: N/A

ABSENT: Commissioner Brannon, Benitez, and Livingston

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (3 to 2 vote.)

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Other Business:

11. Discussion and action on the City Plan Commission minutes for:
October 5, 2017

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Uribe, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR OCTOBER 5, 2017.**

Motion passed.

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12. Discussion and action of a resolution authorizing a reduction of land in El Paso's Extraterritorial Jurisdiction to the Town of Horizon City.
Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Lead Planner, noted that the City of Horizon has petitioned the City of El Paso to release approximately 1,229.07 acres of its Extraterritorial Jurisdiction to allow them to annex the land so that they can guide the development of the parcels. Horizon City may pursue annexation of said properties pursuant to Section 42.023 of the Texas Local Government Code. There are three separate parcels which are all contiguous to the City of Horizon city limits. El Paso is moving forward with the release of the ETJ but is requesting that the City of Horizon place the parcels within their annexation plan and annex within six months of approval of authorization by City Council and that the property be annexed. If the City of Horizon fails to place the land within their annexation plan and initiate annexation proceedings, the property would revert back to the City of El Paso's ETJ.

Michelle Padilla, Planning Director for the City of Horizon, answered questions from the commission.

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Muñoz, and unanimously carried to **APPROVAL RESOLUTION AUTHORIZING A REDUCTION OF LAND IN EL PASO'S EXTRATERRITORIAL JURISDICTION TO THE TOWN OF HORIZON CITY.**

Motion passed.

13. Planning Report:

a. Election of Chair and Vice-Chair

***ACTION:** Motion made by Commissioner Bonart, seconded by Commissioner Uribe, and unanimously carried to **POSTPONE THE ELECTION OF CHAIR AND VICE-CHAIR FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 2, 2017.**

Motion passed.

b. Updated Staff Report Format

Jeff Howell, Senior Planner, gave a current update to the current format of staff reports presented to the commission.

NO ACTION WAS TAKEN ON TIEM 13-b.

ADJOURNMENT:

Motion made by Commissioner Uribe, seconded by Commissioner Pickett, and unanimously carried to adjourn this meeting at 3:23 p.m.

Approved as to form:

Alex Hoffman, City Plan Commission Executive Secretary